170.0	0006	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,500 /	725,500
					USE VALUE:	725,500 /	725,500
					ASSESSED:	725,500 /	725,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLER GABRIELLE
Owner 2:	
Owner 3:	
Street 1:	107 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PEET GEORGE N--ETAL -
Owner 2:	KELLER GABRIELLE I L -
Street 1:	107 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6720.000	307,000	5,100	413,400	725,500
Total Card	0.154	307,000	5,100	413,400	725,500
Total Parcel	0.154	307,000	5,100	413,400	725,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.74 | /Parcel: 446.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112933

GIS Ref

GIS Ref

Insp Date 06/23/18

!13166!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,000	5100	6,720.	413,400	725,500		Year end	12/23/2021
2021	101	FV	288,500	5100	6,720.	413,400	707,000		Year End Roll	12/10/2020
2020	101	FV	288,600	5100	6,720.	413,400	707,100	707,100	Year End Roll	12/18/2019
2019	101	FV	251,000	5100	6,720.	413,400	669,500	669,500	Year End Roll	1/3/2019
2018	101	FV	251,000	5100	6,720.	366,100	622,200	622,200	Year End Roll	12/20/2017
2017	101	FV	251,000	5100	6,720.	307,100	563,200	563,200	Year End Roll	1/3/2017
2016	101	FV	251,000	5100	6,720.	307,100	563,200	563,200	Year End	1/4/2016
2015	101	FV	222,400	5100	6,720.	265,700	493,200	493,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:19:43

LAST REV

Date	Time
07/09/18	11:59:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEET GEORGE N--	57770-543		11/1/2011	Convenience	99	No	No		
	20745-51		8/1/1990		183,000	No	No		Y

USER DEFINED

Prior Id # 1:	112933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	497	Renovate	26,946					

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	CC	Chris C
6/3/2015	Permit Insp	PC	PHIL C
12/24/2008	Measured	372	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6720		Sq. Ft.	Site		0	70.	0.88	8			Med. Tr	-5					413,364						413,400	

Total AC/HA:	0.15427	Total SF/SM:	6720	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	413,364	Spl Credit		Total:	413,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32654643
Const Adj.:	0.98990101
Adj $ / SQ:	177.275
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444865
Depreciation:	137908
Depreciated Total:	306957

COMMENTS

EST. UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

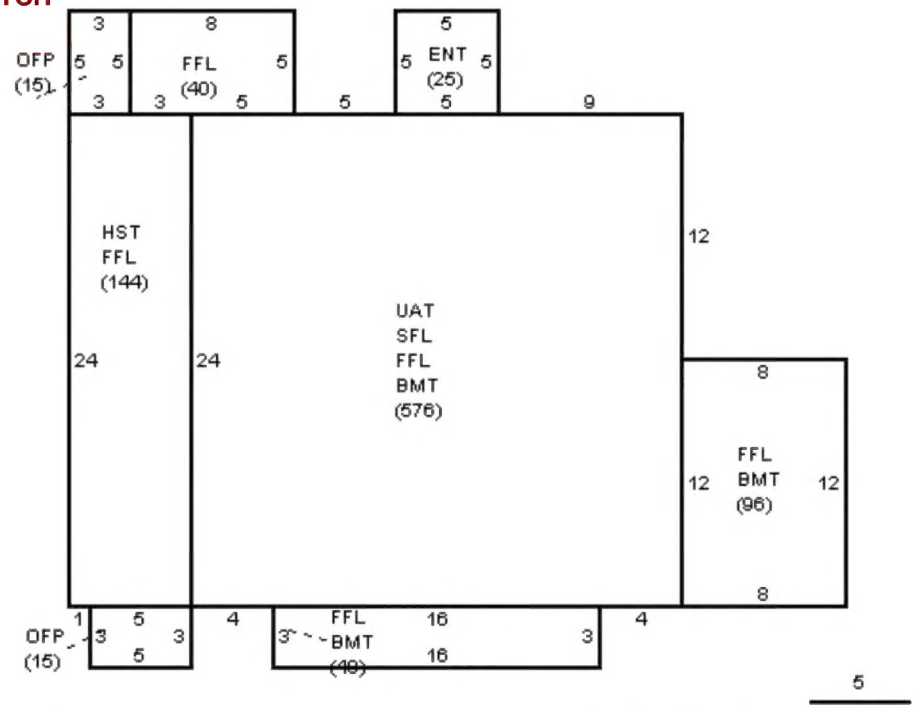
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	195.00
Special Features:	0	Val/Su Net:	124.24
Final Total:	307000	Val/Su SzAd	197.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	904	177.280	160,257
BMT	Basement	720	53.180	38,291
SFL	Second Floor	576	177.280	102,111
UAT	Upper Attic	144	97.500	14,040
HST	Half Story	72	177.280	12,764
OFP	Open Porch	30	43.560	1,307
ENT	ENTRY	25	26.130	653
	Net Sketched Area:	2,471	Total:	329,423
Size Ad	1552	Gross Area	2975	FinArea 1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100